003.0	0004	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,900 / 845,900
					USE VALUE:	845,900 / 845,900
					ASSESSED:	845,900 / 845,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHU TI-YAUN D & LEE SHIN/TR OF
Owner 2:	TI-YUAN D SHU & SHIN LEE REVOC
Owner 3:	TRUST
Street 1:	102 SKYLINE DR
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	SHU TI-YAUN & LEE SHIN -
Owner 2:	-
Street 1:	11 PHEASANT RUN
Twn/City:	ANDOVER
St/Prov:	MA Cntry:
Postal:	01810

NARRATIVE DESCRIPTION

This parcel contains 3,250 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3250.000	431,900		414,000	845,900
Total Card	0.075	431,900		414,000	845,900
Total Parcel	0.075	431,900		414,000	845,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.71 | /Parcel: 369.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	3276
GIS Ref	
GIS Ref	
Insp Date	09/01/17

!326!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	432,100	0	3,250.	414,000	846,100	846,100	Year End Roll	12/18/2019
2019	104	FV	335,500	0	3,250.	439,900	775,400	775,400	Year End Roll	1/3/2019
2018	104	FV	335,500	0	3,250.	320,900	656,400	656,400	Year End Roll	12/20/2017
2017	104	FV	357,100	0	3,250.	279,500	636,600	636,600	Year End Roll	1/3/2017
2016	104	FV	357,100	0	3,250.	238,100	595,200	595,200	Year End	1/4/2016
2015	104	FV	318,100	0	3,250.	232,900	551,000	551,000	Year End Roll	12/11/2014
2014	104	FV	318,100	0	3,250.	191,500	509,600	509,600	Year End Roll	12/16/2013
2013	104	FV	331,000	0	3,250.	182,200	513,200	513,200		12/13/2012

PRINT

Date	Time
12/10/20	16:08:34

LAST REV

Date	Time
09/25/17	11:06:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 326

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHU TI-YAUN & L	1467-111		2/26/2015	Convenience	10	No	No		
	971-110		6/1/1983		105,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/1994	567	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	189	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3276
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3250		Sq. Ft.	Site		0	80.	1.59	1									414,001						414,000	

Total AC/HA:	0.07461	Total SF/SM:	3250	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	414,001	Spl Credit		Total:	414,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98000199
Adj $ / SQ:	184.746
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625944
Depreciation:	194043
Depreciated Total:	431901

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

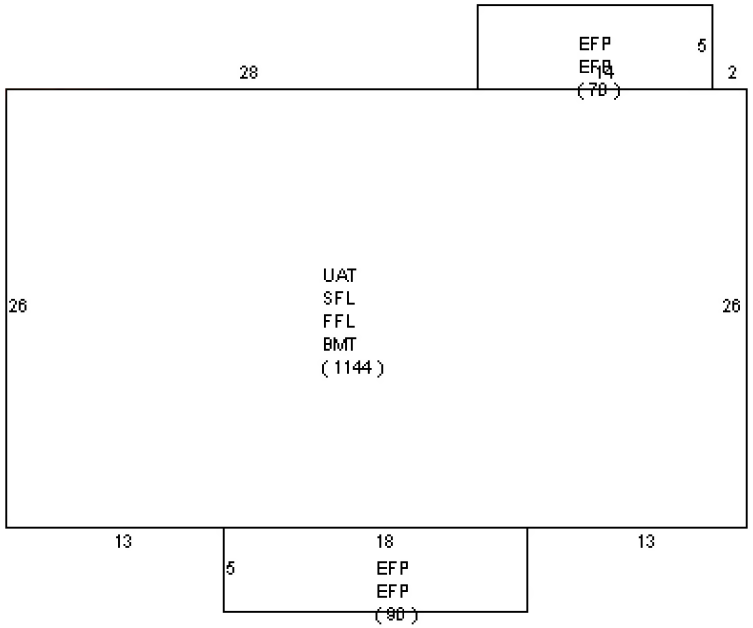
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.75
Special Features:	0	Val/Su Net:	106.96
Final Total:	431900	Val/Su SzAd	188.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.420	63,405
FFL	First Floor	1,144	184.750	211,349
SFL	Second Floor	1,144	184.750	211,349
EFP	Enclos Porch	320	35.020	11,206
UAT	Upper Attic	286	73.900	21,135

Net Sketched Area:	4,038	Total:	518,444
Size Ad	2288	Gross Are	4896	FinArea	2288
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

003.0-0004-0030.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	